

STATE OF MAINE

IN THE YEAR OF OUR LORD
TWO THOUSAND TWENTY-FIVE

H.P. 365 - L.D. 546

Resolve, to Require the Preparation of Preapproved Building Types

Sec. 1. Preapproved building types. Resolved: That the Maine Office of Community Affairs, referred to in this resolve as "the office," shall contract with an appropriate consultant to establish a set of building types that municipalities may adopt as preapproved building types in order to reduce the cost and time associated with processing building permit applications.

The office shall:

1. Require the consultant to develop no fewer than 5 and no more than 8 preapproved building types. Preapproved building types may include, but are not limited to, single-family homes, duplexes, triplexes, quadplexes and mixed-use residential and retail buildings. Each preapproved building type must include no fewer than 8 and no more than 10 design options for building components. For purposes of this section, "building components" include dormers, rear and side additions, windows, porches, stoops, cross gables and other elements that add volume to a building. For each preapproved building type, multiple design options must be prepared to reflect the vernacular architecture in the State, with a range of building components that allow for permitted modifications for each preapproved building type. For purposes of this section, "vernacular architecture" means an architectural style that is designed based on local needs, availability of construction materials and local traditions. Preapproved building types must be designed to fit on lots with dimensions that commonly exist in the State and that allow for efficient use of private and public infrastructure. Preapproved building types must be designed to meet any applicable state or federal building and energy codes and have prototypical site plans for each preapproved building type in order to identify the location of the building on the lot, location of parking on the lot, access to parking on the lot, setbacks and build-to lines;

2. Determine the area median income for each county in the State and require the consultant to develop preapproved building types that include units that can be rented at a cost that does not exceed 30% of the area median income in the county where the building may be used as a preapproved building type;

3. Ensure a process of public engagement with the consultant as the consultant develops the preapproved building types, including, but not limited to, in-person focus

groups, online crowdsourced visual preference surveys and at least 2 rounds of public crowdsourced feedback on draft preapproved building types and prototypical site plans;

4. Require the consultant to work with the Department of Public Safety, Office of the State Fire Marshal to determine compliance of each preapproved building type with the National Fire Protection Association Life Safety Code adopted by the office;

5. Require the consultant to create a final proposed work product that includes a catalog of preapproved building types and prototypical site plans, including a publicly accessible website with information and forms relating to preapproved building types; and

6. Seek input from a postsecondary institution in the State with a program that uses new technologies in developing methods to produce materials and develop building methods designed to make housing more efficient and affordable.

Sec. 2. Maine Office of Community Affairs to provide report. Resolved:

That the office shall submit a report no later than November 4, 2026 to the joint standing committee of the Legislature having jurisdiction over housing matters with findings and recommendations relating to preapproved building types established under section 1. The report must include recommended legislation to ensure that when a municipality adopts preapproved building types, applications for permits to develop a preapproved building type must be deemed administratively approved when the preapproved building types are located along existing streets or within designated growth areas served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system. The joint standing committee of the Legislature having jurisdiction over housing matters may report out legislation relating to the subject matter of the report to the 133rd Legislature in 2027.

Sec. 3. Appropriations and allocations. Resolved: That the following appropriations and allocations are made.

MAINE OFFICE OF COMMUNITY AFFAIRS

Maine Office of Community Affairs Z396

Initiative: Provides one-time funding to contract with a consultant to establish a set of building types that municipalities may adopt as preapproved building types in order to reduce the cost and time associated with processing building permit applications.

OTHER SPECIAL REVENUE FUNDS	2025-26	2026-27
All Other	\$200,000	\$0
OTHER SPECIAL REVENUE FUNDS TOTAL	\$200,000	\$0